TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 5

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Property ID:	R22002
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Property Information

property address:	404 N WASHINGTON	
legal description:	CITY OF BRYAN, BLOCK 11, LOT	6 & 7 (38' OF) & PT OF ALLEY
owner name/address:	TIGERINA, TRINIDAD, Jr.	
	404 N WASHINGTON AVE	
	BRYAN, TX 77803-5310	
full business name:	- Caribanic	
land use category:	Single Family Res,	type of business:
current zoning:	(January)	occupancy status:
lot area (square feet):	7250	frontage along Texas Avenue (feet):
lot depth (feet):))	sq. footage of building: 1572
property conforms to:	min. lot area standards	min. lot depth standards whin. lot width standards 53.44.
Improvements		
# of buildings:	building height (feet): _	# of stories: 2
building/site condition	n:	
. ^	minimum building setbacks:	
approximate construct		
possible historic resou	rce: □ yes □ no sidewa	lks along Texas Avenue: □ yes □ no
other improvements:	g/A _C	a series Am
•		(pipe fences, decks, carports, swimming pools, etc.)
Freestanding Signs		
□ yes □no		□ dilapidated □ abandoned □ in-use
# of signs:	type/material of sign:	-
overall condition (spec		
		no (specify)
Off-street Parking		j.
improved: □ yes □ no	parking spaces striped: y	yes □ no # of available off-street spaces:
lot type: 🗆 asphalt 🖟	concrete other	***************************************
space sizes:	suffic	cient off-street parking for existing land use: yes no
end islands or bay divid	ders: □ yes □ no:	landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue 🎣 🏝
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no
if yes, which ones:
meet adjacent separation requirements: □ yes □ no meet opposite separation requirements: □ yes □ no
meet adjacent separation requirements: yes and meet opposite separation requirements.
Landscaping
yes □ no (if none is present) is there room for landscaping on the property? □ yes □ no
comments:
Outside Storage
Type of merchandise/material/equipment stored)
dumpsters present: □ yes □ no are dumpsters enclosed: □ yes □ no
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
is the property developable when required buffers are observed?
is the property developable when required buffers are observed? N / p uses upon
if not developable to current standards, what could help make this a developable property?
accessible to alley: □ yes □ no
Other Comments:
122 Sidewalle